

**Joshua Lee Smith**  
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Direct facsimile: 508-929-3064  
Email: jsmith@bowditch.com

March 13, 2024

**BY HAND DELIVERY AND ELECTRONIC MAIL <l.caruso@town.sutton.ma.us>**

Town of Sutton Select Board  
4 Uxbridge Road  
Sutton, MA 01590  
Attn: Jonathan Anderson, Chair

**Re: Progeneration Energy Corporation – 5R Leland Hill Road -  
Request for Inclusion of Article on 2024 Spring Annual Town  
Meeting Warrant for Zoning Bylaw and Map Amendment to  
Allow Large Ground-Mounted Solar Photovoltaic Installations in  
the Solar Photovoltaic Overlay District**

Dear Chairman Anderson,

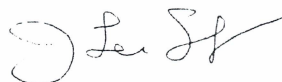
This firm represents Progeneration Energy Corporation ("Progeneration") in connection with a proposed zoning bylaw and map amendment that would allow Large Ground-Mounted Solar Photovoltaic Installations in a newly created solar photovoltaic overlay district at 5R Leland Hill Road in Sutton. Enclosed is a signed petition in support of the zoning amendment, which proposes amendments to Sections III.A.4 and V of the Zoning Bylaw and the Zoning Map.

**On behalf of Progeneration and the petition sponsor, Amy Thornton, we hereby submit the enclosed petition for inclusion in the 2024 Spring Annual Town Meeting Warrant.**

Please let me know if you have any questions concerning the enclosed.

Thank you for your assistance with this matter.

Very truly yours,



Joshua Lee Smith

JLS  
Enclosures  
cc: Project team

We the undersigned hereby petition the Board of Selectmen to add the following article to the next Town Meeting Warrant:

To see if the Town will vote to amend the Zoning Bylaw and Map by amending Table 1 of the Table of Use Regulations in Section III.A.4 to add a footnote to indicate that Large Ground-Mounted Solar Photovoltaic Installations (250kW+) are allowed by grant of a special permit in the Solar Photovoltaic Overlay District (SPOD); and further by adding to Section V a new paragraph F, with language added by said amendments being set forth in the underlined text as follows:

	R-1	R-2	V	B-2	I	OLI
1. Small Hydropower Installations	S*	S*	S*	S*	S*	S*
2. Small Wind Turbines	S*	S*	-	S*	S*	S*
3. Small Solar Photovoltaic Installations (less than 250kW)	P	P	P	P	P	P
4. Large Ground-Mounted Solar Photovoltaic Installations (250kW+) <sup>2</sup>	-	-	-	-	P	-

<sup>2</sup> (S\*) Permitted by grant of a special permit in the SPOD.

#### F. SOLAR PHOTOVOLTAIC OVERLAY DISTRICT

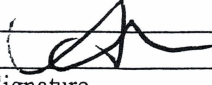
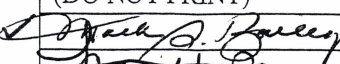
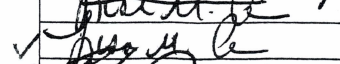

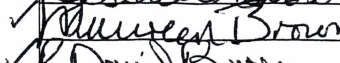
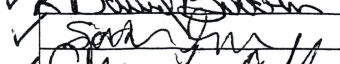
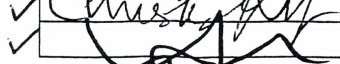




1) Purpose: The Solar Photovoltaic Overlay District (the "SPOD") is intended to encourage and enable the development of large ground-mounted solar energy sources in areas in which such facilities can be developed without adverse impact on otherwise permitted uses.

2) The SPOD is an overlay to the underlying zoning district in which Large Ground-Mounted Solar Photovoltaic Installations are allowed by grant of a special permit by the Planning Board, and subject to the provisions of Section VI.O – Large Scale Solar Photovoltaic of the Zoning Bylaw. The uses and requirements of the underlying district shall remain in effect unless they are in conflict with the provisions of Section VI.O, in which case the provisions of Section VI.O shall apply. The minimum frontage requirement for Large Ground-Mounted Solar Photovoltaic Installations in the SPOD shall be 50 feet.

3) In addition to other land as may be included within the SPOD pursuant to amendments to the Zoning Bylaw and Map as voted by Town Meeting, the SPOD includes the land known as 5R Leland Hill Road and being designated by tax assessor Map-Parcel 7-24, the location and boundaries of which are hereby established as shown on a map currently on file in the Office of the Town Clerk.

Said area containing approximately 22.65+/- acres of land in Sutton.

SPONSOR: Signature, Printed Name, Address, and Precinct:

	AMY THORNTON	96 HARTNESS	3
Signature (DO NOT PRINT)	Printed Name	Address (road/street, etc.)	Precinct #
	Mark S. Bailey	339 Boston Road	1
	LISA M. ANDREWS	19 Putnam Hill Rd	1
	Robert Andrews	19 Putnam Hill Rd	1
	Jessica Gibson	18 Wachusett Dr	1
	Maureen Brown	8 Wachusett Dr	1
	R. David Brown	8 Wachusett Dr	1
	Sarah Goff	7 Wachusett Dr	1
	Chris Goff	7 Wachusett Dr	1
	AMY THORNTON	96 HARTNESS	3
	MICHAEL THORNTON	96 HARTNESS	3



# TOWN OF SUTTON

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SPONSOR: Signature, Printed Name, Address, and Precinct:

Signature (DO NOT PRINT)	Printed Name	Address (road/street, etc.)	Precinct #
✓ Zena Jaber	Zena Jaber	39 W. Millbury Rd.	1
✓ Caitlin Gallagher	Caitlin Gallagher	73 W. Sutton Rd.	1
✓ Rebecca Yarnette	REBECCA YARNETTE	37 W. Millbury Rd.	1
✓ Malik Subdin	Malik Subdin	39 W. Millbury Rd.	1
✓ Haika Chakour	Haika Chakour	39 1/2 W. Millbury Rd.	1
✓ Nouhad Alchahal	Nouhad Alchahal	39 1/2 W. Millbury Rd.	1
✓ Nicole Raymond	Nicole Raymond	290 Putnam Hill Rd.	2
✓ Tina Jaber	Tina Jaber	41 W. Millbury Rd.	1
✓ Susan Penterson	Susan Penterson	55 Douglas Rd.	2
✓ Craig Penterson	Craig Penterson	55 Douglas Rd.	2